

MEMORANDUM

To: Meredith Gruber, Town of Rolesville, Planning Director
Michael Elabarger, Town of Rolesville, Senior Planner

CC: Kelly Arnold, Town of Rolesville, Manager

From: Karen Morgan Mallo, AICP

Date: February 14, 2022

Project: FP21-09
Elizabeth Springs

Subject: Final Plat – Second Submittal

We have reviewed the revised plat for the Phase I, Lots 88-100 and Open Space #3A of the Elizabeth Springs subdivision, dated January 12, 2022. This is the second submission of the Plat.

An associated application has been submitted to the Town of Rolesville for the proposed rezoning of the subject site (MA22-02) from R-40W to R&PUD as the site has been removed from the watershed. As such, the applicant has requested the site be rezoned as it is no longer encumbered by the water supply watershed protection area. Rezoning to the R&PUD district requires an approved SUP. The proposed final plat is contingent on the approval of the proposed rezoning and an associated SUP amendment.

We offer the following as it relates to the final plat:

1. General Note #4 on the Final Plat indicates, "The property lies in Zone "X" per National Flood Insurance Program Flood Insurance Rate Map #3720186000J, dated May 02, 2006." However, the Primary Plat indicates, "PER FEMA MAPS 372018000J & 3720186000J FOR NORTH CAROLINA, THERE ARE NO FLOOD HAZARD AREAS WITHIN THE DEVELOPMENT BOUNDARIES." From our review of the FIRM mapping, it does not appear that the proposed area of this plat is located within the floodplain. The applicant should verify, and the plans should be revised accordingly.
2. Please check the "rounding" for the Lot acreages on proposed Lots 98, 99, and OS#3A.
3. **Repeat Comment:** While the original PUD Master Plan shows the subject site as future single-family development, there does not appear to be a "plan" or layout for this area until the Construction Drawings. There appears to be a discrepancy between the approved Construction Drawings and the Final Plat. "Old Lot 2" (PIN:1860135888) was shown to be subdivided into five (5) lots on the Construction Drawings (Lots 95-99). However, this Final Plat shows six (6) lots in this area (Lots 92-97). This still remains as an outstanding item as it has not been addressed or confirmed with email from previous administration. At a minimum we would suggest a revised Construction Drawing (with staff approval) or revise the Final Plat to show 5 lots as on the approved CD's.
4. As mentioned previously, the proposed rezoning of this site to R&PUD and associated Special Use Permit approval is required prior to the approval of the Final Plat.